



CITY OF LODI COUNCIL COMMUNICATION

AGENDATITLE: Conduct a Public Hearing to Consider and Approve the 2010/11 Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report; a Separation Agreement with San Joaquin County; and an Amendment of the 2011/12 Action Plan to Accommodate the Reallocation of Unused CDBG Funds from the 2010/11 Program Year and Transferred CDBG Funds from San Joaquin County through the Separation Agreement.

MEETING DATE: September 7, 2011

PREPARED BY: Community Development Department

RECOMMENDED ACTION: Conduct a public hearing to consider and approve the 2010/11 Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER); a Separation Agreement with San Joaquin County; and an amendment of the 2011/12 Action Plan to accommodate the reallocation of unused CDBG funds from the 2010/11 Program Year and transferred CDBG funds from San Joaquin County through the Separation Agreement.

BACKGROUND INFORMATION: A public hearing is required as part of the federal requirements of the Community Development Block Grant (CDBG) program.

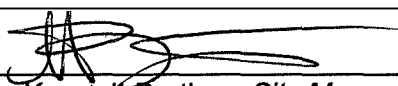
The 2010/11 CAPER describes the programs and activities accomplished during that program year, in which the City received \$810,608 in federal CDBG funds. The public review and comment period for the CAPER document began August 23, 2011 and ends September 7, 2011.

At the completion of the 2010/11 Program Year, there were unused CDBG funds from three Public Services and one project that will need reallocating to a new or existing 2011/12 project(s), which will require the amendment of the 2011/12 Action Plan. The public review and comment period for this Action Plan amendment began August 8, 2011 and ends September 7, 2011.

In addition, as the City elected to separate from the Urban County in 2009 in order to receive CDBG funding directly as an Entitlement Community, a Separation Agreement is required to be executed between San Joaquin County and the City of Lodi and forwarded to the U.S. Department of Housing and Urban Development (HUD) for that agency's subsequent review and approval.

Through that Separation Agreement, we have identified unused Urban County CDBG funds that will need to be transferred from the HUD line of credit for San Joaquin County to the HUD line of credit for the City of Lodi Entitlement. The funds transferred through that Separation Agreement will need to be designated to new or existing 2011/12 projects, which will be included in the amendment of the 2011/12 Action Plan.

APPROVED: _____


Konrad Bartlam, City Manager

The 2011112 Action Plan was adopted on April 20, 2011, and approved by the U.S. Department of Housing and Urban Development (HUD) in June 2011. Since that time, the City has identified five projects that have funding available for reallocation. In the course of developing a Separation Agreement between the City of Lodi and San Joaquin County, a total of 12 Urban County projects have been identified for reallocation.

Entitlement Projects

A total of \$35,577.59 in CDBG funds from the following five 2010111 projects are proposed for reallocation:

Project 09-07 LOEL Kitchen Renovation - \$4,821.85

The project is now complete and the remaining balance is proposed for reallocation.

Project 10-03 Housing Authority HVAC - \$9,432.20

The project is now complete and the remaining balance is proposed for reallocation.

Project 10-06 Graffiti Abatement - \$15,869.57

The graffiti abatement program met its goals for the 2010/11 program year, but had a balance after cost accounting was complete.

Project 10-08 Fair Housing Services - \$520.64

The local Fair Housing agency met its goals for the 2010/11 program year, but had a balance after cost accounting was complete.

Project 10-09 Spay/Neuter Program - \$4,933.33

The spay/neuter program met its goals for the 2010111 program year, but was not able to expend all of its funds within the program year.

Urban County Projects

A total of \$358,628.82 in Urban County CDBG funds from the following 12 projects are proposed for reallocation:

Project 06-12 Economic Development – Job Creation - \$139,425.00

The proceeds from the payoff of a loan through the Revolving Loan Fund (RLF) Program were returned to the program.

Project 06-16 Tienda Drive Senior Housing - \$77,692.89

This allocation is obligated to Eden Housing for their development of a senior housing project at 2245 Tienda Drive.

Project 07-03 Grape Bowl ADA Access Improvements - \$101,639.75

The design and engineering work that these funds were allocated for are now complete and the remaining balance is proposed for reallocation.

Project 08-01 Blakely Park North Pool Deck - \$5,997.94

The project is now complete and the remaining balance is proposed for reallocation.

Project 08-03 Elm Street Demolition - \$610.28

The project is now complete and the remaining balance is proposed for reallocation.

Project 08-05 Salvation Army Freezer/Cooler - \$1,948.98

The project is now complete and the remaining balance is proposed for reallocation.

Project 08-06 Salvation Army – Hope Ave. Improvements - \$40.53
The project is now complete and the remaining balance is proposed for reallocation.

Project 08-09 LOEL Center Kitchen Renovation - \$0.60
The project is now complete and the remaining balance is proposed for reallocation.

Project 08-10 Administration - \$1,413.65
The remaining balance is proposed for reallocation.

Project 08-16 Library Restroom Improvements - \$35.19
The project is now complete and the remaining balance is proposed for reallocation.

Project 08-18 Hale Park Surface Renovation - \$0.01
The project is now complete and the remaining balance is proposed for reallocation.

Project 08-20 Blakely Park Swing Area Renovation - \$29,824.00
The project is now complete and the remaining balance is proposed for reallocation.

Staff has identified one existing and three new activities in which to commit the reallocated funds. In order to commit a substantial amount of additional funds to existing or new activities, the City must amend the 2011/12 Action Plan.

The following 2011/12 projects are proposed to receive the reallocated funding:

Existing Project 11-02 ADA Accessibility Improvements

Current allocation:	\$100,000.00
Reallocated funds:	<u>\$ 35,577.59</u>
Adjusted allocation:	\$135,577.59

New Project 11-10 Tienda Drive Senior Housing Project

Current allocation:	\$ 0.00
Reallocated funds:	<u>\$ 78,000.00</u>
Adjusted allocation:	\$ 78,000.00

New Project 11-11 Alley Drainage Improvements

Current allocation:	\$ 0.00
Reallocated funds:	<u>\$180,000.00</u>
Adjusted allocation:	\$180,000.00

New Project 11-12 Housing Rehabilitation Program

Current allocation:	\$ 0.00
Reallocated funds:	<u>\$100,628.82</u>
Adjusted allocation:	\$100,628.82

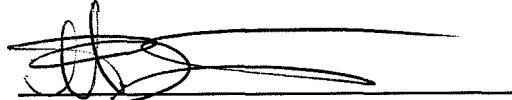
The Action Plan amendment was made available for public review during a 30-day public comment period from August 8, 2011 to September 7, 2011.

FISCAL IMPACT:

The CAPER document, as well as the Action Plan Amendment, is being completed as an administrative activity that is funded through the City's CDBG administrative allocation from HUD.

FUNDING AVAILABLE:

Not applicable.

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Konradt Bartlam
Community Development Director

KB/jw

2010-2011 CAPER

I. EXECUTIVE SUMMARY

This Consolidated Annual Performance and Evaluation Report describes the City's housing and community development accomplishments in the 2010-11 fiscal year, with a special focus on those activities funded by the Community Development Block Grant.

In the 2010-2011 program year, the City funded improvements to parks, infrastructure, and the LOEL Senior Center, as well as several public service activities.

Accomplishments include the following:

- Completed work on the reconstruction of two alleys in low-income areas to improve drainage, and began the procurement process for additional alley improvements;
- Completed the renovation and expansion of the LOEL Senior Center kitchen to meet commercial kitchen standards, so that LOEL can take over daily senior meal preparation for northern San Joaquin County.
- Replaced six HVAC units at an affordable housing complex administered by the Housing Authority of the County of San Joaquin;
- Completed improvements to the newly acquired "180 Teen Center" facility to be used for individual and group counseling, as well as group activities;
- Provided nearly 235,000 pounds of food to nearly 6,800 Lodi residents through Second Harvest Food Bank;
- Removed more than 1,000 instances of graffiti in low-income areas;
- Funded the spay/neuter of 711 cats and 55 "pit bull" dogs;
- Provided 114 households with fair housing information; and
- Began work on ADA accessibility improvements at Van Buskirk playground.

In addition, staff continued to make progress on the development of an 80-unit affordable senior housing complex (with Eden Housing) and implementing a first-time homebuyer assistance program. The City also provided one-on-one training to public service providers, and implemented monitoring and fiscal systems to oversee and track progress of the CDBG grant program. All of the proposed activities for the year were completed or underway by the end of the fiscal year.

Program year 2010-11 was the City's second year as an entitlement jurisdiction for CDBG funds. Staff strived to provide training opportunities to new grant recipients and establish best practices, with the goal of integrating them into the day-to-day and long-term implementation of the program.

II. INTRODUCTION

2010-2011 CAPER

As an entitlement grantee for the United States Department of Housing and Urban Development (HUD) formula Community Development Block Grant (CDBG) program, the City of Lodi is required to prepare a Consolidated Annual Performance and Evaluation Report (CAPER) to analyze and summarize program accomplishments during the preceding program year.

This CAPER assesses Lodi's progress in completing activities identified in the 2010-11 Action Plan, which covers the period from July 1, 2010 through June 30, 2011. The CAPER also reports progress in meeting overall five-year Consolidated Plan goals and priorities, and identifies areas for improvement as a result of annual self-evaluations and HUD performance reviews.

The 2010-11 program year was the City of Lodi's second year as an entitlement recipient of Community Development Block Grant (CDBG) funds.

The Neighborhood Services Division, within the Community Development Department, serves as the lead agency for the administration of CDBG funds.

Questions regarding this report should be directed to the staff within this division at:

CDBG Program Administrator
City of Lodi
221 W. Pine Street, PO Box 3006
Lodi, CA 95241
209-333-6711

This report was made available for public review during a public comment period from August 24, 2011 to September 7, 2011. A public notice announcing its availability was published in the *Lodi News-Sentinel* on August 6, 2011. A public hearing on the report was held on September 7, 2011 at the Lodi City Council meeting.

III. ACTIVITY SUMMARIES

HOUSING

Affordable Housing Land Acquisition

The City will provide funding to a non-profit housing develop to purchase land for an affordable senior housing development.

2010-11 Objective: Construct 80 affordable housing units.

Funding Allocated: \$1.2 million (prior-year funding through the San Joaquin Urban County)

2010-11 Accomplishment: Developer Eden Housing acquired the property.

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Actual Expenditure:

Pre-development and financing underway.

\$667,613.95 (in Urban County CDBG funds)

Narrative:

The project is in pre-development. The developer and City are assembling financing. Construction on the project is anticipated to start in summer 2012. A total of 80 units are planned.

2010-2011 CAPER

PUBLIC FACILITIES

LOEL Senior Center Kitchen Renovation (09-07)

Renovate and expand the current LOEL kitchen to commercial kitchen standards, so that LOEL can take over daily senior meal preparation for northern San Joaquin County. Ongoing funding for meals will be provided through state and federal sources.

2010-11 Objective: 1 public facility improved

Funding Allocated: \$228,402

2010-11 Accomplishment: 1 public facility improved

Actual Expenditure: \$223,580.15

Narrative: Construction work to expand and modernize the kitchen began in May 2010. Construction was completed in April 2011.

Alley Drainage Improvements (09-02)

Reconstruct one alley to increase accessibility and drainage. Storm drain facilities will be added and the alley will be resurfaced.

2010-11 Objective: 1 public facility improved

Funding Allocated: \$249,886

2010-11 Accomplishment: Project underway

Actual Expenditure: \$47,376.96

Narrative: Phase I of the project, which included improvements to two alleys, was completed in November 2010. In the summer of 2011, the City bid Phase II of the project and awarded a contract for improvements of three additional alleys. The preconstruction meeting was held in August 2011, and work on Phase II is anticipated to be completed in spring 2012. Outcomes will be reported in the 2011-12 CAPER.

Water Meter Installation (10-02)

The City will provide a small grant to homeowners needing financial assistance in order to pay a special assessment levied by the City in order to fund water meter installation. Grants of up to \$1,200 will be available to low-income homeowners in the City's target areas. Water meters will be installed throughout the City.

2010-11 Objective: 177 water meters installed

Funding Allocated: \$224,384.19

2010-11 Accomplishment: Project cancelled

Actual Expenditure: \$0.00

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Narrative: After extensive review by staff, it was determined that implementation of this project would be more cost-efficient if another source of available funding was used. The project's full balance was reallocated by the City Council on February 16, 2011 to the following projects: 10-10 Economic Development Revolving Loan Fund (\$80,000) and 10-11 Alley Drainage Improvements (\$144,384.19).

Housing Authority HVAC (10-03)

The City will grant funds to the Housing Authority of the County of San Joaquin for the replacement of HVAC units serving a six-unit affordable housing complex. The new energy-efficient units will replace units that are more than 15 years old, and will reduce utility costs for households living in the units.

2010-11 Objective: 6 rental housing units improved

Funding Allocated: \$32,218

2010-11 Accomplishment: 6 rental housing units improved

Actual Expenditure: \$22,341.75

Narrative: Construction work to install six HVAC units began in December 2010. Construction was completed in January 2011. The remaining balance of funding will be reallocated in an amendment to the 2011-12 Action Plan.

Van Buskirk Playground (10-04)

The City will remove the existing playground equipment and replace it with playground equipment that meets current ADA regulations and safety standards. The work will be done within the footprint of the existing play area, and is anticipated to be completed by December 2010.

2010-11 Objective: 1 public facility improved

Funding Allocated: \$170,131.87

2010-11 Accomplishment: Project underway

Actual Expenditure: \$5,315.01

Narrative: This project to make ADA accessibility improvements at Van Buskirk Park went out to bid in June 2011. Construction work began in August 2011. Construction is anticipated to be completed in September 2011. Outcomes will be reported in the 2011-12 CAPER.

One Eighty Teen Center Improvements (10-05)

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The City will grant funds to the 180 Teen Center to expand and remodel their newly-acquired property. The repairs will include upgrades to electrical, plumbing, HVAC, flooring, and other general improvements. The goal is to use the facility for individual and group counseling, as well as group activities.

2010-11 Objective: 1 public facility improved

Funding Allocated: \$37,703.96

2010-11 Accomplishment: 1 public facility improved

Actual Expenditure: \$37,703.96

Narrative: Construction work to expand and remodel the newly acquired Teen Center property began in March 2011. Construction was completed in May 2011.

Alley Drainage Improvements (10-11)

The City will reconstruct at least two alleys in target areas in order to increase accessibility and drainage. Existing alley paving will be removed and replaced with storm drains and pervious concrete.

2010-11 Objective: 2 public facilities improved

Funding Allocated: \$144,384.19

2010-11 Accomplishment: Project underway

Actual Expenditure: \$0.00

Narrative: Funds from the open 09-02 Alley Drainage Improvements project (with a remaining balance of about \$200,000) will be drawn down first, and the remaining project costs will be drawn down from this project. Remaining funds will then be allocated toward Phase III of the project.

PUBLIC SERVICES

Graffiti Abatement (10-06)

The Graffiti Abatement Program will remove graffiti on properties located in target areas. Staff will remove graffiti by pressure-washing the structure or by painting over it. The goal of the program is to preserve neighborhood property values.

2010-11 Objective: 622 instances of graffiti removed

Funding Allocated: \$56,591

2010-11 Accomplishment: 1,120 instances of graffiti removed

Actual Expenditure: \$40,721.43

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Narrative:

The graffiti abatement program operated year-round and exceeded goals. Most graffiti reported was removed within 1-2 days. Graffiti removal staff kept logs detailing location of graffiti and what was written to assist the police in identifying trends and combating future graffiti. On February 16, 2011, \$20,000 was reallocated since it was anticipated the activity would not use all of the programmed funds. The remaining balance of funding will be reallocated in an amendment to the 2011-12 Action Plan.

Second Harvest Food Bank (10-07)

Provide funding to Second Harvest Food Bank to purchase foods that are not typically donated to the food bank (e.g., meat and dairy products).

2010-11 Objective: 6,500 persons assisted

Funding Allocated: \$10,000

2010-11 Accomplishment: 6,782 persons assisted

Actual Expenditure: \$10,000

Narrative:

Second Harvest operated two food assistance programs. The Senior Brown Bag program delivered 58,098 pounds of food to Lodi seniors. The Food Assistance Program delivered 176,427 pounds of food to Lodi residents. The estimated value of food provided to Lodi residents was \$351,788. Second Harvest supplemented funds from the City of Lodi with private donations (food and cash), handling fees, and FEMA grants.

Table 2
Second Harvest Food Bank Beneficiaries

Category	Total	Percent of Total HH
Total Persons	6,782	100%
Total Low/Mod-Income	6,782	100%
Extremely low-income	5,949	88%
Low-income	624	9%
Moderate-income	209	3%
Special Needs	1,349	20%
Disabled HH Member	252	4%
Senior Headed HH	262	4%
Female Headed HH	835	12%
5+ Person HH	Not collected	--
Race/Ethnicity	--	--
Hispanic (all races)	2,086	31%
White	3,659	54%

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Black or African-American	710	10%
Asian	208	3%
American Indian or Alaskan Native	81	1%
Native Hawaiian or Pacific	12	<1%
American Indian or Alaskan Native and White	12	<1%
Asian and White	--	--
Black or African American and White	14	<1%
American Indian or Alaskan Native and Black	--	--
Multiracial	N/A	-
Other/No response	N/A	-

San Joaquin Fair Housing (10-08)

San Joaquin Fair Housing provides fair housing services, such as housing discrimination and tenant/landlord law hotline, complaint investigation, and outreach and education through public forums.

2010-11 Objective: 2,025 persons assisted

Funding Allocated: \$20,000

2010-11 Accomplishment: 470 persons assisted (129 households)

Actual Expenditure: \$19,479.36

Narrative: San Joaquin Fair Housing promoted fair housing by advertising in local media, attending nine community events in San Joaquin County, and distributing fliers to four locations in Lodi. They served a total of 470 persons (129 households) by providing information on fair housing. A total of 25 households were served through formal intakes. Of the 25 cases, 19 were resolved. Issues relating to formal intakes were not concentrated on any topic.

Table 3
San Joaquin Fair Housing Beneficiaries

Category	Total	Percent of Total HH
Total Households	129	100%
Total Low/Mod-Income	91 (households)	100%
Extremely low-income	Not collected	--
Low-income	Not collected	--
Moderate-income	--	--
Special Needs	--	--
Disabled HH Member	47	36%

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Senior Headed HH	17	13%
Female Headed HH	90	70%
5+ Person HH	49	38%
Race/Ethnicity	--	--
Hispanic (all races)	55	43%
White	37	29%
Black or African-American	19	15%
Asian	8	6%
American Indian or Alaskan Native	2	2%
Native Hawaiian or Pacific	2	2%
American Indian or Alaskan Native and White	--	--
Asian and White	14	11%
Black or African American and White	5	4%
American Indian or Alaskan Native and Black	3	2%
Multiracial	N/A	-
Other/No response	39	30%

Spay/Neuter Program (10-09)

Offer a spay/neuter program for feral cats trapped and released in target areas and pets (cats and "pit bull" dogs) owned by low-income households.

2010-11 Objective: 525 households assisted

Funding Allocated: \$35,000

2010-11 Accomplishment: 218 households assisted

Actual Expenditure: \$30,066.67

Narrative: A total of 711 cats and 55 "pit bull" dogs were spayed or neutered through the program. Of the cats, 279 were pets and 432 were feral. All pets spayed or neutered were owned by low-income Lodi residents. The program reduced the number of unwanted animals delivered to the shelter and improved public health in the target areas by providing rabies vaccinations to feral cats. The accomplishment is lower than the objective because many households had multiple pets spayed or neutered.

Table 4
Spay/Neuter Program Beneficiaries

Category	Total	Percent of Total HH
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Total Households	218	100%
Total Low/Mod-Income	218	100%
Extremely low-income	Not collected	-
Low-income	Not collected	-
Moderate-income	218	100%
Special Needs	--	--
Disabled HH Member	46	21%
Senior Headed HH	18	8%
Female Headed HH	117	54%
5+ Person HH	17	8%
Race/Ethnicity	--	--
Hispanic (all races)	35	16%
White	183	84%
Black or African-American	--	--
Asian	1	<1%
American Indian or Alaskan Native	--	--
Native Hawaiian or Pacific	--	--
American Indian or Alaskan Native and White	4	2%
Asian and White	1	<1%
Black or African American and White	--	--
American Indian or Alaskan Native and Black	--	--
Multiracial	--	--
Other/No response	29	13%

Note: Data is provided only on pet owners participating in the program. Persons living in target areas who benefited from feral cat spay/neuter are not included.

ECONOMIC DEVELOPMENT

Economic Development Revolving Loan Fund (10-10)

The Economic Development Revolving Loan Fund will make loans available to businesses creating or retaining low-income jobs. Up to \$35,000 per full-time low-income job will be available to Lodi business owners.

2010-11 Objective: 2 business loans

Funding Allocated: \$160,000

2010-11 Accomplishment: No loans.

Actual Expenditure: \$0.00

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Narrative: Interested applicants have been reviewed but no loans have been made

PLANNING AND ADMINISTRATION

CDBG Administration (10-01)

The planning and administration funding is intended to provide funding for general staff administration of CDBG programs and activities, including Integrated Disbursement and Information System (IDIS) training, program set-up, reporting, planning, and subrecipient training and monitoring.

Funding Allocated: \$162,122

Actual Expenditure: \$162,122

Narrative: CDBG staff carried out a wide range of administrative activities to implement programs and activities serving the target income and special needs population.

EXPENDITURE SUMMARY

The following tables show the City's 2010-11 expenditures in different categories and in comparison to federally-mandated caps. The IDIS reports in **Appendix B** show additional detail on the City's expenditures. The City received no program income in the program year.

Table 5
2010-11 CDBG Allocations and Expenditures

Category	2010-11 Allocated	2010-11 Expended
Planning and Administration	\$162,122.00	\$162,122.00
Public Services	\$121,591.00	\$100,267.46
Public Improvements - City	\$457,417.00	\$6,104.33
Public Facilities - Nonprofit	\$69,478.00	\$60,045.71
Total	\$810,608.00	\$328,539.50

Table 6
Timely Expenditure Calculation

Timely Expenditure Calculation (150% max)	
Total 2010-11 annual funding	\$810,608.00
Total funds remaining at year-end	\$706,498.36
Percentage of total funding remaining	87%

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Table 7
Planning and Administration Calculation

Planning and Admin Calculation (20% max)	
Total 2010-11 annual funding	\$810,608.00
Total planning and admin expenditures	\$162,122.00
Planning and admin percentage	20%

Table 8
Public Services Calculation

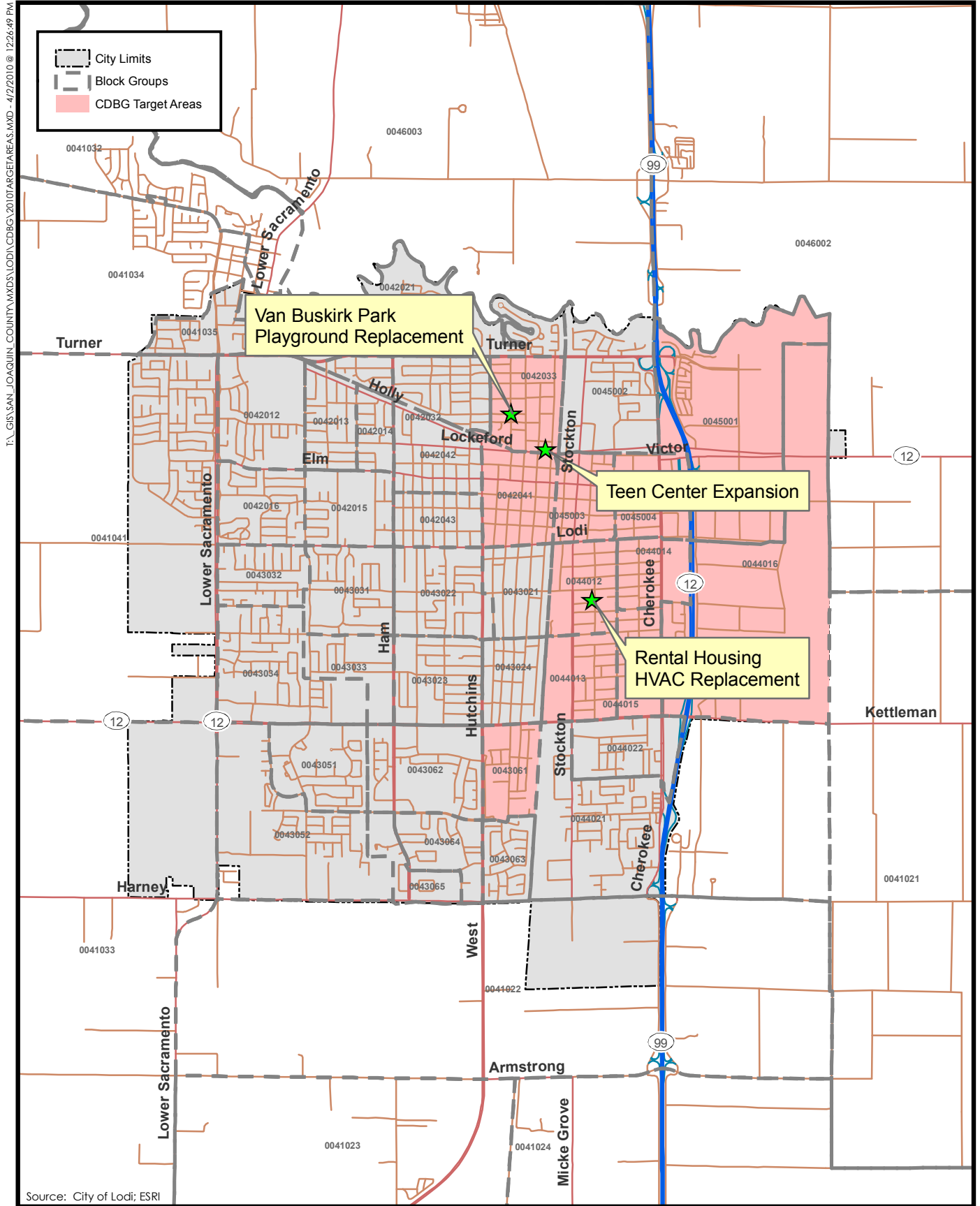
Public Services Calculation (15% max)	
Total 2010-11 annual funding	\$810,608.00
Total public services expenditures	\$100,267.46
Public services percentage	12.4%

IV. GENERAL NARRATIVE

GEOGRAPHIC DISTRIBUTION

The City's CDBG target areas (low-income areas) are primarily located on Lodi's eastside. All of the CDBG-funded public facilities activities took place within the target areas. The LOEL Senior Center is located in Census Tract 44.01 (Block Group 2), which has a population that is 73 percent low-income, although the Center serves residents from the entire city. The alley drainage improvements took place in Census Tract 45.00 (Block Groups 3 and 4), an area which is 76 percent low-income. Blakely Park, in Census Tract 44.01 (Block Group 3), serves an area that is 71 percent low-income.

The City's public services, with the exception of graffiti abatement, were available to all Lodi residents. Graffiti abatement activities took place in all the City's target areas. Overall, these areas have a population that is 70 percent low-income.



2010 CDBG Target Areas

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AFFIRMATIVELY FURTHERING FAIR HOUSING

In 2010-11, the City began work and completed its first Analysis of Impediments to Fair Housing Choice. This document reviews demographics; lending patterns; local, state, and federal codes and regulations; fair housing complaints; and other relevant resources to determine impediments to fair housing in the community. The AI also identified actions the City will take in order to address fair housing impediments.

During the 2010-11 fiscal year, the City contracted with San Joaquin Fair Housing, a local non-profit agency that offers information of fair housing law and mediates tenant-landlord disputes, as well as investigates housing discrimination complaints. No investigations were conducted in the program year.

Fliers relating to fair housing topics were distributed to four locations in Lodi, and San Joaquin Fair Housing offered drop-in fair housing services from the Lodi Public Library one day per week. Information was available by phone from their Stockton offices five days per week.

Additional actions taken to promote fair housing include the participation in community events, advertisement in the Lodi News-Sentinel and on local cable access television, and maintaining a website with fair housing information. Fair Housing staff hosted a booth at the local Farmers' Market twice during the program year.

The City displays fair housing materials at City Hall, and copies of these materials are free to the public. Fair housing information is sent free of charge to those who request it. In addition, the City promotes fair housing awareness in its housing programs and works with housing providers in the City to ensure the fair and equitable treatment of persons and households seeking housing in the City.

In the update of the City's Housing Element, the City committed to taking the following actions to address fair housing.

- Provide incentives for affordable housing development.
- Increase housing options through better definition of both transitional and supportive housing.
- Provide Homebuyer Assistance
- Subdivide larger sites for development of housing for low-income households

AFFORDABLE HOUSING

The City's affordable housing efforts in 2010-11 focused on expanding the supply of affordable housing and improving the ability of households to afford homeownership.

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The City continued to work with Eden Housing on the 80-unit affordable senior housing complex planned in the Roget Park area. The project design was finalized and Eden Housing and the City have actively pursued funding to close the gap on this project. This project is currently in the pre-development phase.

The City also received an \$800,000 HOME grant through the California Department of Housing and Community Development to offer a first-time homebuyer downpayment assistance program. The City completed the program guidelines and began marketing and accepting applications in 2010-11.

The City used an allocation of NSP and HOME funds available from the Urban County to complete four single-family acquisition-rehabilitation projects. Two are being marketed to low-income households (80% AMI), two to moderate income households (120% AMI). All have sales prices affordable to the buyers, all are resale restricted.

CONTINUUM OF CARE NARRATIVE

Lodi is a member of San Joaquin County Continuum of Care. The Continuum of Care is coordinated by the San Joaquin County Neighborhood Preservation Division, which also manages the Shelter Plus Care and Supportive Housing Programs, both of which provide homeless County residents with rental assistance and supportive services. San Joaquin County also coordinates the Homeless Prevention and Rapid Re-housing Program, which offers short-term and medium-term assistance to homeless households or households at risk of becoming homeless due to the economic recession.

The Continuum of Care is in the process of developing a Homelessness Prevention Plan, which will contain strategies and priority actions to expand programs and services for homeless persons and those at risk of homelessness in the region. The focus will be on developing individual and family self-sufficiency and, to the extent possible, helping persons at risk of homelessness to remain in their homes. This effort has continued from the previous program year.

Lodi participates in the bi-annual countywide homeless survey. Staff assists with the planning and the point-in-time count, and sponsors a community event that focuses on connecting homeless persons with local services in coordination with the homeless count. The event was held on January 26, 2011. The general results of the survey noted a County-wide increase of 12% in sheltered homeless and 97% increase in unsheltered homeless.

Local Service Provider Assistance

There are many local and regional organizations that provide assistance to the homeless, persons at risk of homelessness, seniors, and other special needs groups. These organizations include the Salvation Army, Second Harvest Food Bank, LOEL Senior Center, Lodi House, Hand Up, and many others.

Second Harvest Food Bank, which provides food primarily to very low-income families, and LOEL, which serves primarily low-income seniors, both received grant funding in 2010-

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2011. The City has funded many other local service providers that serve homeless and special needs groups in prior years and continues to support their activities.

The City has allocated funding to expand the capacity of the local Salvation Army Shelter. The improvements will allow the shelter to serve families.

The City also participates in the planning for emergency food and shelter services as an active member of the local FEMA board.

Senior Services

In 2010-11, the City funded improvements to kitchen at the LOEL Center. The improvements are currently underway, and once completed LOEL will begin preparing and delivering meals to homebound seniors (Meals on Wheels) as well as continuing to offer congregate meals at the senior center. The City also continued to make progress on the 80-unit affordable senior housing complex planned for the Roget Park area.

Homeless and Homeless Prevention Services

Lodi has several agencies that serve homeless populations. The Salvation Army operates an emergency shelter with 45 beds for men and 25 beds for women/children, and owns four units of transitional housing. They also offer daily meals and a range of supportive services for homeless persons. Lodi House has a total of 26 beds for women/children, and they offer supportive services as well. Although the City did not use CDBG funding in 2010-11 to support these organizations, the City has funded them in the past and continues to support their efforts in other ways.

Lodi staff also works with Hand Up, a grassroots homeless outreach organization that meets monthly to discuss homeless issues. Participants include the San Joaquin County Board of Supervisors, Salvation Army, the Unity Project, and several churches. Many of the churches work together to provide meals to the homeless in a local park.

OTHER ACTIONS IN SUPPORT OF CDBG GOALS

Actions to Address Obstacles to Meeting Under-Served Needs

The need for affordable housing for low-income households and seniors continues to exceed the available resources. The City has provided services, discussed previously under the Continuum of Care narrative, and has worked to create new affordable housing opportunities for under-served groups, including seniors.

Fostering and Maintaining Affordable Housing

The City of Lodi Strategic Plan identifies development of new housing resources as a primary component of the City's housing strategy. The City is actively encouraging

2010-2011 CAPER

affordable housing, most notably through the Tienda Drive affordable senior housing complex and the downpayment assistance program.

In 2010-11 the City continued to work with Eden Housing on the development of an 80-unit affordable senior housing complex. Site plans were completed, and the City assisted Eden Housing with applications for permanent financing. In 2010-11, the City sold property to Eden Housing in an arm's length transaction to construct the 80-unit Roget Park project.

The current program year was the second for the City's downpayment assistance program, funded by an \$800,000 HOME grant through the California Department of Housing and Urban Development. One homebuyer was assisted.

In 2011-12, the City plans to devote additional resources to advancing affordable housing opportunities. City staff plans to explore alternative resources, including tax credits and regional and state grant opportunities.

The City has allocated \$100,000 in CDBG to

Barriers to Affordable Housing

Lodi continues to work toward meeting the housing needs of its low- and moderate-income residents. Falling home sales prices in Lodi have made home purchase more affordable to low- and moderate-income households. The median sales price for homes in Lodi in 2010 was \$136,737. Despite falling sales prices in Lodi and San Joaquin County, home prices and rents are still high enough to make it difficult for extremely low-income households to locate an affordable unit.

A continued supply of housing affordable to all household income levels is essential to meet the needs of the residents of the City. The City recognizes the importance of balancing construction of new affordable housing with preserving and rehabilitating current affordable housing resources.

The City has updated its General Plan Housing Element and completed an Analysis of Impediments to Fair Housing Choice. The Housing Element will be considered by the Planning Commission in September 2011 and by the City Council in October 2011.

Both of these documents explore barriers to producing affordable housing, including governmental and non-governmental constraints. Governmental constraints include land use controls, entitlement processing, fees, and building codes. Land use controls are necessary to ensure orderly and appropriate development and growth in the City. Fees, land dedication, and public improvements are usually required as part of land development and entitlement processing to ensure an adequate supply of infrastructure, parks, and schools to serve the development.

To facilitate the development of affordable housing, the City may consider assisting developers in locating resources for funding affordable housing. Building and housing codes are implemented to ensure the safety of the community (housing residents,

2010-2011 CAPER

specifically). It is unlikely that the City will waive building or housing code requirements as a method of increasing affordability.

Non-governmental constraints include the availability of mortgage and rehabilitation financing, the supply and cost of land, and construction costs. The City will monitor these constraints and provide incentives to reduce them when possible.

Regional Housing Needs Allocation

In 2008, the City received its 2007-2014 regional housing needs allocation (RHNA) from the local Council of Governments. The allocation indicated the continued need for a supply of affordable housing and targets these needs by income group. In summary, the allocation calls for 25 percent of new housing production to be affordable to low-income households and 17 percent to be affordable to moderate-income households (using the HUD CDBG income definitions, which differ from those used in the Housing Element). This is a total of 917 low-income units and 650 moderate-income units, and reflects a significant need for new affordable housing.

The City's draft 2010-2016 General Plan Housing Element states that based on the state allocation of regional housing needs, Lodi will need to demonstrate the capacity to accommodate 917 housing units affordable to low-income households and 650 housing units affordable to moderate-income households during the planning period. In addition, the City will have to demonstrate the capacity to accommodate 716 units for persons earning between 81 and 120 percent of the area median income.

Public Housing and Resident Initiatives

The City does not own any public housing. The 2009-2014 Consolidated Plan does not include plans to construct or operate public housing.

The City does have two public and/or subsidized housing developments within its boundaries. These are owned and operated by the Housing Authority of the County of San Joaquin (HACSJ). The City works with HACSJ to ensure the continued quality of public housing in the City.

Lead-Based Paint

The City did not conduct any activities for which lead-based paint clearance was necessary in 2010-11.

For non-CDBG-funded housing programs, the City does conduct a visual assessment to identify lead-based paint hazards when necessary and contracts with certified lead-based paint inspectors as required by state law.

2010-2011 CAPER

Compliance and Monitoring

City staff met with the subrecipient staff responsible for each activity prior to the beginning of the program year. All subrecipients were informed of the obligations to collect the required information on income, household composition, and race and ethnicity. The City also provided information on subrecipient agreement policies, data collection, and financial management. The City recommended that each subrecipient read the “Playing by the Rules” guide produced by HUD. Staff provided technical assistance to subrecipients throughout the year.

Each quarter, staff examined the progress each subrecipient was making toward performance targets. Public services subrecipients must report their service population with each billing. Billings must be at least quarterly. Each subrecipient agreement contains provisions for reductions to or suspensions of payments in the event that targets are not being met (without valid reason) or when past performance issues have not been resolved.

The City has placed a strong emphasis on its subrecipients gathering complete and accurate information on the persons and/or households they serve, and regularly reporting on progress.

Anti-Poverty Strategy

During the program year, the City worked with several organizations that focus on increasing self-sufficiency among lower-income populations. These organizations included the Salvation Army, which provides a full range of counseling and training services to homeless residents, and the Lodi Library adult literacy program.

The Second Harvest Food Bank, which was funded by a \$10,000 CDBG grant, provided food to low-income families through local churches and non-profits, many of whom offer social services to assist with job training and housing security.

The City provides code enforcement services to ensure that lower-income households have a habitable place to live.

The City contracts with San Joaquin Fair Housing to provide fair housing counseling to residents; most of the households that take advantage of this resource are low-income. The housing counseling offers advice on resolving tenant-landlord disputes, among other topics, in an attempt to help low-income households stay in their homes.

The City’s support of the LOEL Center kitchen renovation will ensure that the City’s elderly receive adequate nutrition at a nominal cost. This preserves the limited income that many elderly persons have.

LEVERAGING RESOURCES

With respect to public services funded with CDBG funds, the City requires all subrecipients to identify other resources they will utilize during the program year to operate and

2010-2011 CAPER

implement CDBG-supported activities. It is the City's intent to ensure adequate non-federal and private funds are available, thus minimizing the dependence on federal funds. To best leverage the City's available resources, the City will continue to layer private and non-federal resources with federal resources.

CITIZEN COMMENTS

The City provided public notice of the public review period and planned submission of this CAPER. The draft document was made available on the City website and at City Hall.

Public notice included the address of City Hall, staff contact names, mailing addresses, phone numbers, the address of website to view the report, and information on where to direct comments and questions.

If any comments are received, the City endeavors to respond to all questions or comments within 10 business days. The City received no comments on this CAPER during the public comment period.

SELF-EVALUATION

What is the status of grant programs?

2010-11 was Lodi's second year as a CDBG entitlement jurisdiction; however the City had several years of experience operating a CDBG program under the Urban County. As of July 2011, the City had expended 72 percent of its first-year allocation and 38 percent of its second-year allocation. Projects are underway to expend the remaining funds for both years. The City worked with four non-profit service providers on public service and facility projects benefiting low- and moderate-income households and seniors. The City also conducted services and facility improvements in the target areas.

Are grant disbursements timely?

HUD requires that at a point approximately three-quarters of the way through the fiscal year, grantees have available in their line of credit no more than 1.5 times that year's entitlement grant.

The City of Lodi is compliant with this regulation with a timeliness ratio of .86 at the end of the fiscal year. Staff has implemented a system to draw funds shortly after the costs are paid or incurred, and continues to meet with City Departments monthly to ensure that CDBG-funded projects and activities are on track.

Are major goals on target?

Overall, the City is progressing toward its goals of fostering the development of affordable housing, improving target areas through public facilities and increases in services, and providing supportive services to the elderly and low-income households. Other goals in the five-year Consolidated Plan that will need continued effort include rehabilitation of residential areas on Lodi's Eastside and programs targeted at economic development.

2010-2011 CAPER

Are any activities or types of activities falling behind schedule?

The Activity Summaries section, beginning on page 2, provides a description of each activity planned in 2010-11 and its actual accomplishments during the year. All planned projects were started during the fiscal year. Phase I of the alley drainage project started later than anticipated due to engineering delays, but completed during the 2010-11 year. Phase II is underway as of the date of this report.

Each mid-year, the City analyzed each project's rate of expenditure and ability to meet identified goals. As a result of this analysis, the City has routinely moved to reallocate funding that looked likely to remain unspent..

Are the activities and strategies making an impact on identified needs?

The housing and community development activities that are funded through the grant are making a positive impact in the community and specifically on the needs identified in the Consolidated Plan and Action Plan. The funded activities and strategies are vital to the City's health and well-being in many ways. The City's considerable efforts to foster neighborhood improvements will allow more residents to have access to attractive, safe, and affordable housing, community services, and public facilities. The funded public service activities provide many vulnerable citizens, such as seniors and extremely low-income persons, with essential and life-enhancing services. Each funded activity in this program year is directly related to one of the goals in the Consolidated Plan and helps to further achievement of the City's community development objectives and goals.

What barriers may have a negative impact on fulfilling the strategies and the overall vision?

The primary barrier to achieving the Consolidated Plan goals and strategies is a lack of funding. The City's need for affordable housing, public facilities, and public services to fully serve the low- and moderate-income population is extensive, and far exceeds available funding resources. The economic recession also limits the City's ability to funds projects and program using local resources.

Based on findings, what adjustments or improvements to strategies and activities might meet the City's needs more effectively?

The City will devote substantial staff time to researching new funding opportunities to maximize the City's ability to meet residents' needs. The City will also evaluate all proposed activities based on factors such as leveraging and number of beneficiaries in an attempt to increase funding efficacy.

RESOLUTION NO. 2011-____

A RESOLUTION OF THE LODI CITY COUNCIL APPROVING THE 2010/11 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT; **AUTHORIZING THE CITY MANAGER TO EXECUTE** A SEPARATION AGREEMENT WITH SAN JOAQUIN COUNTY; AND **APPROVING** AN AMENDMENT OF THE 2011/12 ACTION PLAN TO ACCOMMODATE THE REALLOCATION OF UNUSED CDBG FUNDS FROM THE 2010/11 PROGRAM YEAR AND TRANSFERRED CDBG FUNDS FROM SAN JOAQUIN COUNTY THROUGH THE SEPARATION AGREEMENT

WHEREAS, the Department of Housing and Urban Development (HUD) has determined that the City of Lodi, California, is entitled to Community Development Block Grant (CDBG) funding as an entitlement community; and

WHEREAS, the 2010/11 Consolidated Annual Performance and Evaluation Report (CAPER) describes the programs and activities accomplished during that program year, in which the City received \$810,608 in federal CDBG funds; and

WHEREAS, the City of Lodi has held, with proper notification and at the completion of the mandatory 15-day public comment period, a public hearing at the City Council meeting of September 7, 2011, to receive comments on the draft CAPER; and

WHEREAS, the City of Lodi elected to separate from the Urban County in 2009 in order to receive CDBG funding as an Entitlement Community directly from HUD; and

WHEREAS, a Separation Agreement is required to be executed between San Joaquin County and the City of Lodi and forwarded to HUD for that agency's review and approval in order to finalize that separation; and

WHEREAS, through that Separation Agreement, we have identified unused Urban County CDBG funds that will need to be transferred from the HUD line of credit for San Joaquin County to the HUD line of credit for the City of Lodi Entitlement. HUD requires that funds transferred through the Separation Agreement be designated to new or existing 2011/12 projects, thereby requiring an amendment to the Action Plan; and

WHEREAS, the 2010/11 Action Plan was adopted on April 20, 2011, and approved by the U.S. Department of Housing and Urban Development (HUD) in June 2011; and

WHEREAS, in the course of preparing the CAPER, the City has identified the following five projects that have a total of \$35,577.59 in CDBG funding available for reallocation:

Project 09-07	LOEL Kitchen Project	\$ 4,821.85
Project 10-03	Housing Authority HVAC	\$ 9,432.20
Project 10-06	Graffiti Abatement	\$15,869.57
Project 10-08	Fair Housing	\$ 520.64
Project 10-09	Spay/Neuter Program	\$ 4,933.33

WHEREAS, in the course of preparing the Separation Agreement, the City and San Joaquin County have identified the following 12 projects that have a total of \$358,628.82 in Urban County CDBG funding available for reallocation:

Project 06-12	Economic Development - Job Creation	\$139,425.00
Project 06-16	Tienda Drive Senior Housing	\$ 77,692.89
Project 07-03	Grape Bowl ADA Access Improvements	\$101,639.75

Project 08-01	Blakely Park North Pool Deck	\$ 5,997.94
Project 08-03	Elm Street Demolition	\$ 610.28
Project 08-05	Salvation Army Freezer/Cooler	\$ 1,948.98
Project 08-06	Salvation Army - Hope Ave. Improvements	\$ 40.53
Project 08-09	LOEL Center Kitchen Renovation	\$ 0.60
Project 08-10	Administration	\$ 1,413.65
Project 08-16	Library Restroom Improvements	\$ 35.19
Project 08-18	Hale Park Surface Renovation	\$ 0.01
Project 08-20	Blakely Park Swing Area Renovation	\$ 29,824.00

WHEREAS, the City has identified one existing project and three new projects in which to commit the reallocated funds:

Project 11-02	(Existing) ADA Accessibility Improvements	\$100,000.00
Project 11-10	(New) Tienda Drive Senior Housing Project	\$ 78,000.00
Project 11-11	(New) Alley Drainage Improvements	\$180,000.00
Project 11-12	(New) Housing Rehabilitation Program	\$100,628.82

WHEREAS, the reallocation of funds requires an amendment of the 2011/12 Action Plan; and

WHEREAS, the City of Lodi has held, with proper notification and at the completion of the mandatory 30-day public comment period, a public hearing at the City Council meeting of September 7, 2011, to receive comments on the proposed Action Plan amendment.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lodi does hereby approve the Final 2010/11 CAPER that is to be submitted to HUD by September 30, 2011; and

BE IT FURTHER RESOLVED that the City Council does also ~~approve~~ **authorize the City Manager to execute** the Separation Agreement with San Joaquin County ~~and authorize the City Manager to execute the Agreement on behalf of the City of Lodi~~; and

BE IT FURTHER RESOLVED that the City Council does also approve the amendment of the 2011/12 Action Plan to accommodate the aforementioned reallocations.

Dated: September 7, 2011

I hereby certify that Resolution No. 2011-____ was passed and adopted by the City Council of the City of Lodi in a regular meeting held September 7, 2010, by the following vote:

AYES: COUNCIL MEMBERS -
 NOES: COUNCIL MEMBERS -
 ABSENT: COUNCIL MEMBERS -
 ABSTAIN: COUNCIL MEMBERS -

RANDI JOHL
 City Clerk

2011-____

RESOLUTION NO. 2011-145

A RESOLUTION OF THE LODI CITY COUNCIL APPROVING THE 2010/11 ■
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) CONSOLIDATED ANNUAL
PERFORMANCE AND EVALUATION REPORT; AUTHORIZING THE CITY MANAGER
TO EXECUTE A SEPARATION AGREEMENT WITH SAN JOAQUIN COUNTY; AND
APPROVING AN AMENDMENT OF THE 2011/12 ACTION PLAN TO ACCOMMODATE
THE REALLOCATION OF UNUSED CDBG FUNDS FROM THE 2010/11 PROGRAM
YEAR AND TRANSFERRED CDBG FUNDS FROM SAN JOAQUIN COUNTY
THROUGH THE SEPARATION AGREEMENT

=====

WHEREAS, the Department of Housing and Urban Development (HUD) has determined that the City of Lodi, California, is entitled to Community Development Block Grant (CDBG) funding as an entitlement community; and

WHEREAS, the 2010/11 Consolidated Annual Performance and Evaluation Report (CAPER) describes the programs and activities accomplished during that program year, in which the City received \$810,608 in federal CDBG funds; and

WHEREAS, the City of Lodi has held, with proper notification and at the completion of the mandatory 15-day public comment period, a public hearing at the City Council meeting of September 7, 2011, to receive comments on the draft CAPER; and

WHEREAS, the City of Lodi elected to separate from the Urban County in 2009 in order to receive CDBG funding as an Entitlement Community directly from HUD; and

WHEREAS, a Separation Agreement is required to be executed between San Joaquin County and the City of Lodi and forwarded to HUD for that agency's review and approval in order to finalize that separation; and

WHEREAS, through that Separation Agreement, we have identified unused Urban County CDBG funds that will need to be transferred from the HUD line of credit for San Joaquin County to the HUD line of credit for the City of Lodi Entitlement. HUD requires that funds transferred through the Separation Agreement be designated to new or existing 2011/12 projects, thereby requiring an amendment to the Action Plan; and

WHEREAS, the 2010/11 Action Plan was adopted on April 20, 2011, and approved by the U.S. Department of Housing and Urban Development (HUD) in June 2011; and

WHEREAS, in the course of preparing the CAPER, the City has identified the following five projects that have a total of \$35,577.59 in CDBG funding available for reallocation:

Project 09-07	LOEL Kitchen Project	\$ 4,821.85
Project 10-03	Housing Authority HVAC	\$ 9,432.20
Project 10-06	Graffiti Abatement	\$15,869.57
Project 10-08	Fair Housing	\$ 520.64
Project 10-09	Spay/Neuter Program	\$ 4,933.33

WHEREAS, in the course of preparing the Separation Agreement, the City and San Joaquin County have identified the following 12 projects that have a total of \$358,628.82 in Urban County CDBG funding available for reallocation:

Project 06-12	Economic Development – Job Creation	\$139,425.00
Project 06-16	Tienda Drive Senior Housing	\$ 77,692.89
Project 07-03	Grape Bowl ADA Access Improvements	\$101,639.75

Project 08-01	Blakely Park North Pool Deck	\$ 5,997.94
Project 08-03	Elm Street Demolition	\$ 610.28
Project 08-05	Salvation Army Freezer/Cooler	\$ 1,948.98
Project 08-06	Salvation Army – Hope Ave. Improvements	\$ 40.53
Project 08-09	LOEL Center Kitchen Renovation	\$ 0.60
Project 08-10	Administration	\$ 1,413.65
Project 08-16	Library Restroom Improvements	\$ 35.19
Project 08-18	Hale Park Surface Renovation	\$ 0.01
Project 08-20	Blakely Park Swing Area Renovation	\$ 29,824.00

WHEREAS, the City has identified one existing project and three new projects in which to commit the reallocated funds:

Project 11-02	(Existing) ADA Accessibility Improvements	\$100,000.00
Project 11-10	(New) Tienda Drive Senior Housing Project	\$ 78,000.00
Project 11-11	(New) Alley Drainage Improvements	\$180,000.00
Project 11-12	(New) Housing Rehabilitation Program	\$100,628.82

WHEREAS, the reallocation of funds requires an amendment of the 2011/12 Action Plan; and

WHEREAS, the City of Lodi has held, with proper notification and at the completion of the mandatory 30-day public comment period, a public hearing at the City Council meeting of September 7, 2011, to receive comments on the proposed Action Plan amendment.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lodi does hereby approve the Final 2010/11 CAPER that is to be submitted to HUD by September 30, 2011; and

BE IT FURTHER RESOLVED that the City Council does also authorize the City Manager to execute the Separation Agreement with San Joaquin County; and

BE IT FURTHER RESOLVED that the City Council does also approve the amendment of the 2011/12 Action Plan to accommodate the aforementioned reallocations.

Dated: September 7, 2011


I hereby certify that Resolution No. 2011-145 was passed and adopted by the City Council of the City of Lodi in a regular meeting held September 7, 2010, by the following vote:

AYES: COUNCIL MEMBERS – Hansen, Katzakian, Mounce, Nakanishi, and Mayor Johnson

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None


RANDI JOHL
City Clerk

CDBG Public Hearing

Presented by
Community Development Department

September 2011

CDBG Public Hearing

- 2010/11 Consolidated Annual Performance and Evaluation Report (CAPER)
 - Programs and Activities Accomplished in 2010/11 Program Year (July 1, 2010 – June 30, 2011)
 - Due to HUD before September 30, 2011
 - Separation Agreement – San Joaquin County & City of Lodi
 - Terminates Urban County relationship
 - Transfers Lodi's Urban County funding to Lodi's Entitlement
 - 2011/12 Action Plan Amendment
 - Reallocation of Unused 2009/10 & 2010/11 CDBG Funds
 - Reallocation of Unused Urban County CDBG Funds
-

CDBG Public Hearing

CAPER

- Review 2010/11 CDBG Activities
 - ❑ Housing Authority HVAC Project
 - ❑ One-Eighty Teen Center
 - ❑ Second Harvest Food Bank
 - ❑ Graffiti Abatement
 - ❑ Spay/Neuter Program
 - ❑ Fair Housing
 - ❑ LOEL Kitchen Project

 - Program Evaluation
 - ❑ Timeliness
 - ❑ On-Target Major Goals
 - ❑ Continued Effort
-

Separation Agreement

- All Urban County Projects completed.
 - Exception: Tienda Drive Senior Housing Project.

 - Separation Agreement formalizes Lodi's departure from the Urban County.
 - CDBG funding only.
 - Establishes Conditions of Separation and Transfer of CDBG funds.
 - Total of \$358,628.82 in unexpended CDBG funds.
 - Identifies how/where the reallocated funds will be used.
 - Pursuant to Amendment of Annual Action Plan.
-

Separation Agreement

- Transfer of Future Program Income
 - ❑ Hotel Lodi Rehabilitation Project
 - ❑ Two CDBG-funded GAP Loans
 - ❑ Total of \$255,000 in future program income.

 - Pending approval from City Council and SJC Board of Supervisors
 - ❑ Execution of Agreement
 - ❑ Forward to HUD for their review and approval.
 - ❑ HUD notifies once funds have been transferred.
-

2011/12 Annual Action Plan Amendment

- Unused 2009/10 & 2010/11 Funds Available
 - Project 09-07 LOEL Kitchen Renovation \$ 4,821.85
 - Project 10-03 Housing Authority HVAC \$ 9,432.20
 - Project 10-06 Graffiti Abatement \$15,869.57
 - Project 10-08 Fair Housing \$ 520.64
 - Project 10-09 Spay/Neuter Program \$ 4,933.33
 - **Total Reallocation Amount** **\$35,577.59**
-

2011/12 Annual Action Plan Amendment

■ Urban County Transferred Funds Available

□ Project 06-12	Econ. Development – RLF	\$139,425.00
□ Project 06-16	Tienda Drive Senior Housing	\$ 77,692.89
□ Project 07-03	Grape Bowl ADA Access - Design	\$101,639.75
□ Project 08-01	Blakely Park North Pool Deck	\$ 5,997.94
□ Project 08-03	Elm Street Demolition	\$ 610.28
□ Project 08-05	Salvation Army Freezer/Cooler	\$ 1,948.98
□ Project 08-06	Salvation Army – Hope Ave Imp.	\$ 40.53
□ Project 08-09	LOEL Kitchen Renovation	\$ 0.60
□ Project 08-10	Administration	\$ 1,413.65
□ Project 08-16	Library Restroom Improvements	\$ 35.19
□ Project 08-18	Hale Park Surface Renovation	\$ 0.01
□ Project 08-20	Blakely Park Swing Renovation	<u>\$ 29,824.00</u>
■	Total Reallocation Amount	\$358,628.82

2011/12 Annual Action Plan Amendment

- Reallocated Funds Directed to:

□ Existing Project 11-02	ADA Accessibility Improvements
■ Current Allocation	\$100,000.00
■ Reallocation	<u>\$ 35,577.59</u>
■ Adjusted allocation:	\$135,577.59
□ New Project 11-10	Tienda Drive Senior Housing
■ Current Allocation	\$ 0.00
■ Reallocation	<u>\$ 78,000.00</u>
■ Adjusted Allocation	\$ 78,000.00
□ New Project 11-11	Alley Drainage Improvements
■ Current Allocation	\$ 0.00
■ Reallocation	<u>\$180,000.00</u>
■ Adjusted Allocation	\$180,000.00
□ New Project 11-12	Housing Rehabilitation Program
■ Current Allocation	\$ 0.00
■ Reallocation	<u>\$100,628.82</u>
■ Adjusted Allocation	\$100,628.82

CDBG Public Hearing

- Public Review & Comment
 - Mandatory Review Periods
 - No Public Comments
 - Public Hearing
 - Requested Action
 - To adopt the Resolution...
 - Approving the 2010/11 Consolidated Annual Performance and Evaluation Report;
 - Authorizing the City Manager to execute a Separation Agreement with San Joaquin County; and
 - Approving the amendment of the 2011/12 Action Plan to accommodate the reallocation of available CDBG funds;
 - 2009/10 & 2010/11 Lodi Entitlement
 - Urban County CDBG funds transferred via Separation Agreement
-

CITY OF LODI

ADVERTISING INSTRUCTIONS

SUBJECT: NOTICE OF PUBLIC HEARING FOR DISCUSSION OF THE 2010-11
CDBG CONSOLIDATED ANNUAL PERFORMANCE AND
EVALUATION REPORT (CAPER)

PUBLISH (DATES): August 6, 2011

TEAR SHEETS WANTED: 1 EXTRA (ONLY) DELIVER TO: Community
Development Dept.

AFFIDAVIT & BILL TO: Community Development - CDBG
City of Lodi
221 W. Pine Street
Lodi, CA 95241

DATE: August 3, 2011

ORDERED BY: Joseph Wood

TITLE: Neighborhood Services Division Manager

LEGAL NOTICE

NOTICE OF PUBLIC HEARING FOR DISCUSSION OF THE 2010-11 CDBG CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

NOTICE IS HEREBY GIVEN that a public hearing will be held on Wednesday, September 7, 2011 at 7:00 a.m. or ~~as~~ soon thereafter as the matter may be heard, in the Lodi City Council Chambers, 305 West Pine Street, Lodi, CA 95241 in order to consider the Community Development Block Grant (CDBG) Program Consolidated Annual Performance and Evaluation Report (CAPER). The 2010-11 CAPER describes the programs and activities accomplished during that program year, in which the City received \$810,608 in federal CDBG funds.

The release of this notice is one of the City's activities to fulfill citizen participation requirements. Federal regulations require localities to provide the public with reasonable access to the documents.

The CAPER is available for public review at the Lodi City Hall, 221 West Pine Street, and on the City's website at www.lodi.gov/community_development/neighborhoods/cdbg.html. Copies of the CAPER will be made available upon request and are free of charge.

The public review and comment period begins August 24, 2011 and will end September 7, 2011. The City Council will consider adoption of the CAPER and provide an opportunity for public comment at their September 7, 2011 meeting.

The purpose of this public hearing will be to give citizens an opportunity to make their comments known regarding community needs and accomplishments under the CDBG Program. If you are unable to attend the public hearing, you may direct written comments to the City Clerk, City of Lodi, PO Box 3006, Lodi, CA 95241, or you may telephone (209) 333-6711. In addition, information is available for review at Lodi City Hall (221 West Pine Street) between the hours of 8:00 a.m. and 5:00 p.m. on weekdays.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the close of the public hearing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (209) 333-6702. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

The City promotes fair housing and makes all its programs available to low- and moderate-income families regardless of age, race, color, religion, sex, national origin, sexual preference, marital status or handicap.

Neighborhood Services Manager
Joseph Wood

Dated: August 6, 2011



DECLARATION OF POSTING

PUBLIC HEARING TO CONSIDER AND APPROVE THE **2010/11** COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT; A SEPARATION AGREEMENT WITH SAN JOAQUIN COUNTY; AND AN AMENDMENT ~~OF~~ THE **2011/12** ACTION PLAN TO ACCOMMODATE THE REALLOCATION ~~OF~~ UNUSED CDBG FUNDS FROM THE **2010/11** PROGRAM YEAR AND TRANSFERRED CDBG FUNDS FROM SAN JOAQUIN COUNTY THROUGH THE SEPARATION AGREEMENT

jm On ~~Thursday~~ ^{Monday} August ~~18~~ ²², 2011, in the City of Lodi, San Joaquin County, California, a Notice of Public Hearing to consider and approve the 2010/11 Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report; a separation agreement with San Joaquin County; and an Amendment of the 2011/12 Action Plan to accommodate the reallocation of unused CDBG funds from the 2010/11 program year and transferred CDBG funds from San Joaquin County through the separation agreement (attached and marked as Exhibit A) was posted at the following locations:

Lodi Public Library
Lodi City Clerk's Office
Lodi City Hall Lobby
Lodi Carnegie Forum

I declare under penalty of perjury that the foregoing is true and correct.

Executed on August ~~18~~ ²², 2011, at Lodi, California.

jm

ORDERED BY:

RANDI JOHL
CITY CLERK

Jennifer M. Robison
JENNIFER M. ROBISON, CMC
ASSISTANT CITY CLERK

MARIA BECERRA
ADMINISTRATIVE CLERK



DECLARATION OF MAILING

PUBLIC HEARING TO CONSIDER AND APPROVE THE 2010/11
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) CONSOLIDATED ANNUAL
PERFORMANCE AND EVALUATION REPORT; A SEPARATION AGREEMENT WITH SAN
JOAQUIN COUNTY; AND AN AMENDMENT OF THE 2011/12 ACTION PLAN TO
ACCOMMODATE THE REALLOCATION OF UNUSED CDBG FUNDS FROM THE 2010/11
PROGRAM YEAR AND TRANSFERRED CDBG FUNDS FROM SAN JOAQUIN COUNTY
THROUGH THE SEPARATION AGREEMENT

Monday
On Thursday August *22* 18, 2011, in the City of Lodi, San Joaquin County, California, I deposited
pw in the United States mail, envelopes with first-class postage prepaid thereon, containing a
Notice of public hearing to consider and approve the 2010/11 Community Development Block
Grant (CDBG) Consolidated Annual Performance and Evaluation Report; a separation
agreement with San Joaquin County; and an amendment of the 2011/12 Action Plan to
accommodate the reallocation of unused CDBG funds from the 2010/11 program year and
transferred CDBG funds from San Joaquin County through the separation agreement, attached
hereto marked Exhibit A. The mailing list for said matter is attached hereto marked Exhibit B.

There is a regular daily communication by mail between the City of Lodi, California, and the
places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on August *22* 18, 2011, at Lodi, California.
pw

ORDERED BY:

RANDI JOHL
CITY CLERK, CITY OF LODI

Jennifer M. Robison
JENNIFER M. ROBISON, CMC
ASSISTANT CITY CLERK

MARIA BECERRA
ADMINISTRATIVE CLERK



**THE CITY OF LODI
COMMUNITY DEVELOPMENT DEPARTMENT
Notice of Public Hearing for Discussion of the Community Development
Block Grant Program**

NOTICE IS HEREBY ~~GIVEN~~ that a public hearing will be held on Wednesday, September 7, 2011 at 7:00 a.m. or as soon thereafter as the matter may be heard, in the Lodi City Council Chambers, 305 West Pine Street, Lodi, CA 95241 in order to consider the Community Development Block Grant (CDBG) Program Consolidated Annual Performance and Evaluation Report (CAPER). The 2010-11 CAPER describes the programs and activities accomplished during that program year, in which the City received \$810,608 in federal CDBG funds.

The release of this notice is one of the City's activities to fulfill citizen participation requirements. Federal regulations require localities to provide the public with reasonable access to the documents.

The CAPER is available for public review at the Lodi City Hall, 221 West Pine Street, and on the City's website at www.lodi.gov/community_development/neighborhoods/cdbg.html. Copies of the CAPER will be made available upon request and are free of charge.

The public review and comment period begins August 24, 2011 and will end September 7, 2011. The City Council will consider adoption of the CAPER and provide an opportunity for public comment at their September 7, 2011 meeting.

The purpose of this public hearing will be to give citizens an opportunity to make their comments known regarding community needs and accomplishments under the CDBG Program. If you are unable to attend the public hearing, you may direct written comments to the City Clerk, City of Lodi, PO Box 3006, Lodi, CA 95241, or you may telephone (209) 333-6711. In addition, information is available for review at Lodi City Hall (221 West Pine Street) between the hours of 8:00 a.m. and 5:00 p.m. on weekdays.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the close of the public hearing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (209) 333-6702. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

The City promotes fair housing and makes all its programs available to low- and moderate-income families regardless of age, race, color, religion, sex, national origin, sexual preference, marital status or handicap.

**Notice of Public Hearing for Discussion of the Community Development
Block Grant Program**

Mailing List

LOEL Center
105 S. Washington Street
Lodi, CA **95240**

Second Harvest Food Bank
704 E. Industrial Park Drive
Manteca, CA **95337**

Emergency Food Bank
7 W. Scotts Avenue
Stockton, CA **95203**

Sunhouse
P. O. Box **348**
Lodi, CA **95241-0348**

Lodi Cat Connection
P. O. Box **160**
Lodi, CA **95241-0160**

City of Lodi Parks & Recreation
125 N. Stockton Street
Lodi, CA **95240**

Senior Service Agency of SJC
224 S. Sutter Street
Stockton, CA **95201-0045**

Salvation Army
525 W. Lockeford Street
Lodi, CA **95240**

Jake McGregor, Executive Director
One-Eighty Teen Center
17 W. Lockeford Street
Lodi, CA **95240**

Community Partnership for Families of SJC
P. O. Box **1569**
Stockton, CA **95201-1569**

Lodi Boy's & Girls Club, Inc.
P. O.Box 244
Lodi, CA 95241

Sandra Johnson
Assistive Technology Advocate
Disability Resource Agency for Independent Living (DRAIL)
4555 Precissi Lane Suite 2
Stockton, CA 95207
Voice: (209) 477-8143
Website: <http://www.drail.org>
Email: Sandra@drail.org